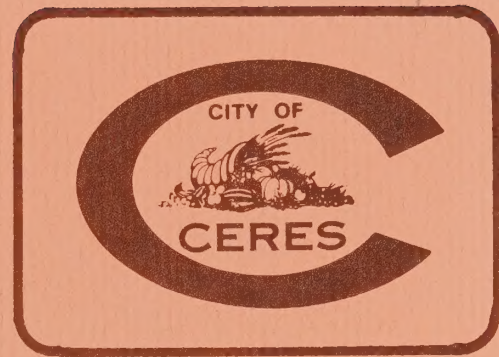


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CITY OF CERES GENERAL PLAN



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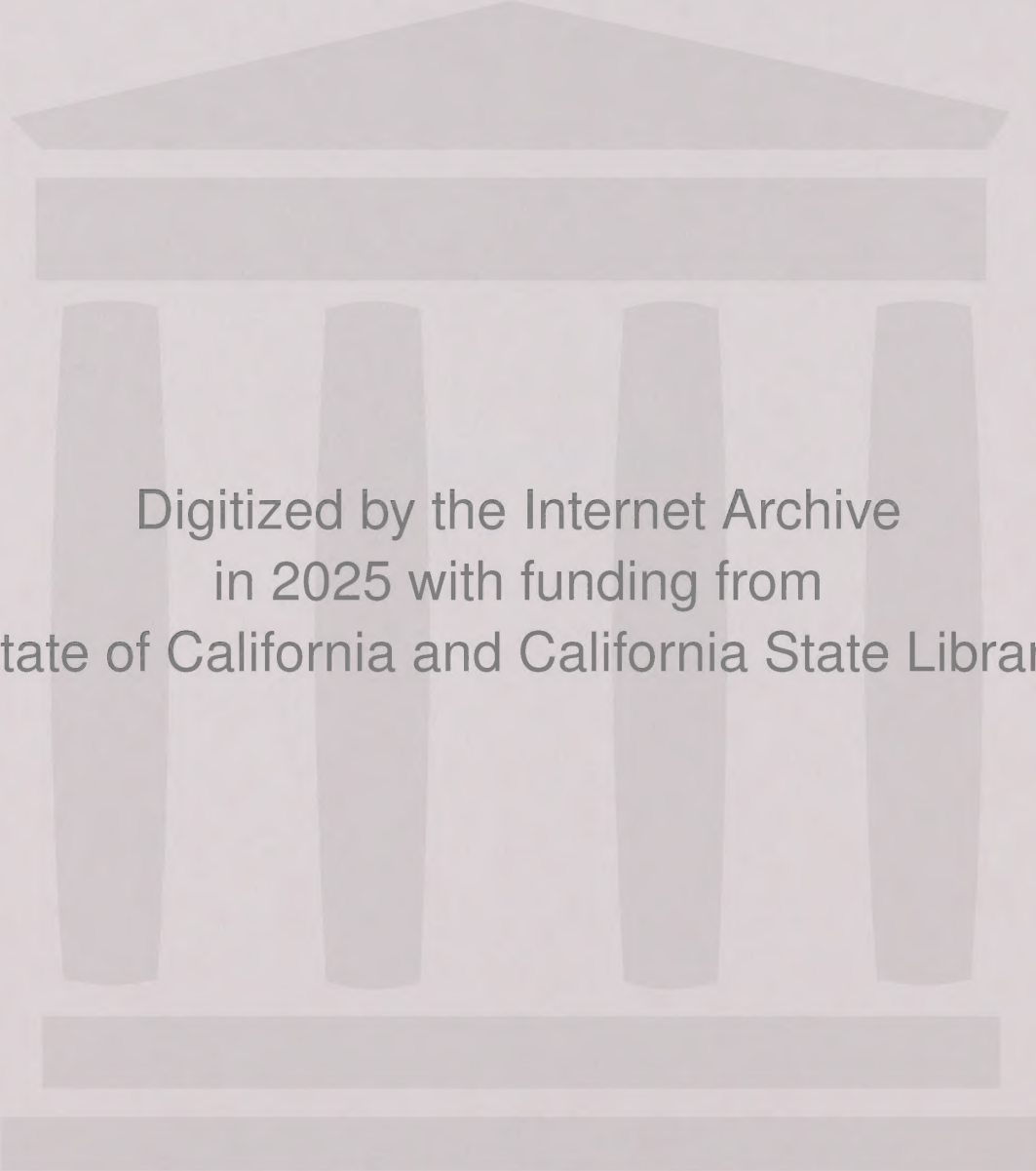
UNIVERSITY OF CALIFORNIA



HOUSING ELEMENT

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I. INTRODUCTION

The purpose of the Housing Element is to identify the housing needs of the community and to establish goals to meet the local and regional housing needs. The primary goal is to provide decent housing and a suitable living environment for every family in the community. There is an emphasis of providing affordable housing to families of all economic levels.

This Housing Element is a revision of the current Housing Element adopted by the Ceres City Council in March 1980. The current Housing Element was approved under the 1977 California Housing Element Guidelines. This revised Housing Element is prepared to comply with the requirements of Article 10.6 of the California Government Code.

Article 10.6 requires that the Housing Element be updated by July 1, 1984. In June 1984, AB 3618 (Roos) became law extending the deadline in Stanislaus County for the first revision of the Housing Element to January 1986, with the second update to be completed by July 1, 1992.

This revised Housing Element consists of two major sections. The first section is an assessment of the local and regional housing needs. The second section sets forth goals and policies intended to address the housing needs identified in the first section. The second section also sets forth a seven year implementation program that Ceres is undertaking or intends to undertake to implement the policies and achieve the goals.

The process of adoption of the revised Housing Element began with a review by the Ceres General Plan Review Committee. After input by the General Plan Review Committee, the project went through environmental review and a mitigated negative declaration was filed. A draft Housing Element was prepared with a copy sent to the California State Department of Housing and Community Development. The City addressed comments from the State Department. The revised element was subject to public hearings by the Ceres Planning Commission and City Council. Public hearing notices were published in the local newspaper inviting public participation during the public hearings.

II. HOUSING NEEDS ASSESSMENT

The purpose of this section is to identify the local and regional housing needs. This section begins with an analysis of the existing inventory and documentation of the future trends concerning the population, employment and housing characteristics. The information from this analysis will help determine the local housing needs. There will also be a discussion on Ceres' responsibility of providing its share of regional housing needs. In addition, there will be an analysis of governmental and non-governmental constraints that may influence the ability of Ceres to meet its housing needs.

The most recent available data is used in the preparation of this revised Housing Element. The data came primarily from the 1970 and 1980 Census, the Stanislaus County 1975 Special Census, and the Housing Needs Report for Stanislaus County and its Cities, Volume II, revised edition, 1983-89. Additional data is provided through local surveys and interviews with other governmental agencies such as the Stanislaus Area Association of Governments (SAAG), members of the housing organization such as Modesto Board of Realtors, and members of lending institutions such as Central Pacific Mortgage.

A. Population Characteristics

1. Growth Trends




The 1980 Census shows the population of Ceres to be 13,281 people, which was an increase of about 120% from 1970 (see table 1). During the same ten year span, the population of the Ceres Planning Area increased by 53% and the population of Stanislaus County increased by 36%.

The population of the City of Ceres is projected by SAAG to be 20,355 by 1990. Based on this figure, the population of Ceres will increase about 53% from 1980 to 1990.

Assuming this population projection is accurate, Ceres will have a much slower growth rate in the 1980's as compared to the 1970's when the City population increased by 120%.

Most of the future development within the Ceres Planning Area (Sphere of Influence) is expected to occur within the Ceres City Limits (see figure 1). In 1980, the City of Ceres had about 63% of the population within the Ceres Planning Area. By 1990, the projected figures show that about 79% of the population within the Ceres Planning Area will live within the City Limits.

FIGURE 1
CERES PLANNING AREA (SPHERE OF INFLUENCE)

-  ULTIMATE URBAN SERVICE BOUNDARY
-  INTERMEDIATE URBAN SERVICE BOUNDARY
-  CERES CITY LIMITS, 1985

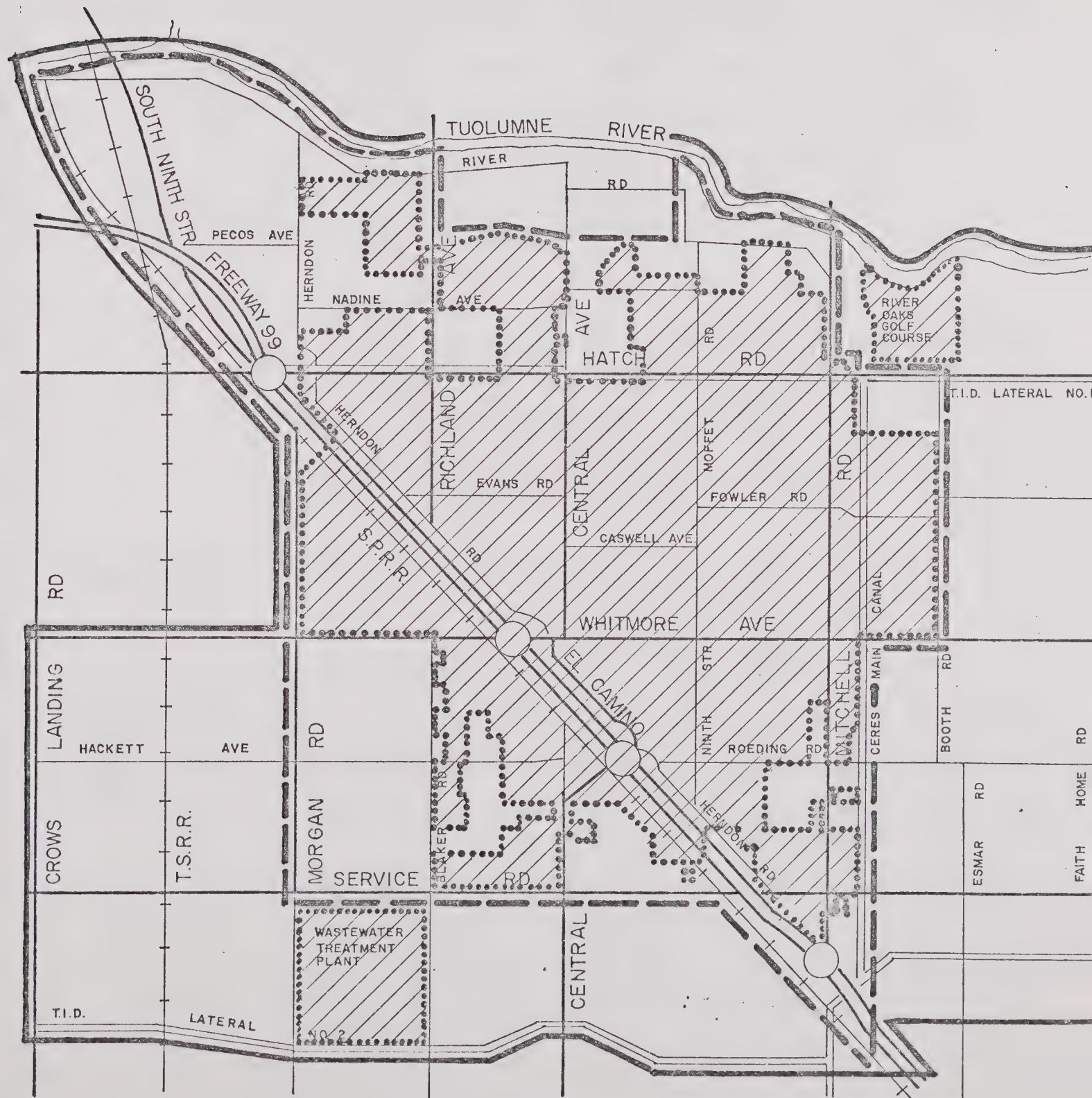


TABLE 1: PAST AND PROJECTED POPULATION FOR CERES, CERES PLANNING AREA AND STANISLAUS COUNTY (1970-1990)

	1970	1975	1980	1985	1990
Ceres	6,029 (1)	9,544 (2)	13,281 (3)	16,793 (4)	20,355 (5)
Ceres Planning Area (6)	13,690	16,466	20,925	23,213	25,895
Stanislaus County (6)	195,790	223,975	265,900	303,400	339,200

SOURCE: (1) 1970 Census
 (2) 1975 Special Census for Stanislaus County
 (3) 1980 Census
 (4) 1985 Population Estimates, California Department of Finance
 (5) Stanislaus County Projections, Stanislaus Area Association of Governments April 1985
 (6) Stanislaus County Projections, Stanislaus Area Association of Governments Updated 1982

2. Age of Population

The population breakdown by age of Ceres in 1980 consisted of 31.4% children, 58.9% adults, and 9.7% elderly (see table 2). There has been a slight decrease in the percentage of the children population and slight increase in the overall percentage of the adult and elderly populations since 1970. This data supports the trend that the household size has also decreased with the decline in the percentage of the children population.

TABLE 2: POPULATION BREAKDOWN OF CERES BY AGE, 1970 AND 1980

		1970		1980	
		(1)		(2)	
	Age	Number	%	Number	%
Children Population	0-17	2,371	39.3	4,167	31.4
Adult Population	18-64	3,194	52.9	7,825	58.9
Elderly Population	65+	464	7.7	1,291	9.7
		6,029	100%	13,281	100%

SOURCE: (1) 1970 Census
 (2) 1980 Census

3. Ethnic Population

In 1980, the largest ethnic group was the white population consisting of about 81% of the total population. The remaining 19% of the population consisted of various minority groups with people of Spanish Origin as the largest minority group consisting of about 13% of the total population.

The minority population has increased dramatically since 1970. There was less than 2% minorities in 1970 as compared to the 19% minority population in 1980. It should be noted that in the 1970 Census, those of Mexican-American descent were included in the "White" category, while Asians were counted in the "Other" category.

TABLE 3: POPULATION BREAKDOWN OF CERES BY ETHNIC GROUPS, 1970 and 1980

	1970		1980	
	(1)		(2)	
	Number	%	Number	%
White	5,917	98.1	10,792	81.3
Black	16	0.3	38	.3
Asian	---	---	480	3.6
Spanish Origin	---	---	1,768	13.3
Other	96	1.6	203	1.5
	6,029	100%	13,281	100%

SOURCE: (1) 1970 Census
(2) 1980 Census

B. Employment Characteristics and Trends

Ceres is basically a "bedroom" community where most of its labor force works out of town. The 1980 Census shows that Ceres had a labor force of 4,906 employed people. The Census also shows that 4,029 people or 82% of the employed labor force worked outside of Ceres. Whereas, only 877 employed people or 18% worked in the community. This information indicates that people do not live in Ceres because of its employment opportunities. Consequently, the housing needs in Ceres have not been greatly influenced by local employment opportunities.

There have recently been several major commercial and industrial developments in Ceres. Two major retail shopping centers have been built since 1982. These two shopping centers have a combined total of over 200,000 square feet of floor area for retail commercial uses. Additionally, there are two large industrial parks totalling over 100 acres that have been approved and are now ready for development.

As more job opportunities are provided in Ceres with increased commercial and industrial development, Ceres should become less of a "bedroom" community. However, it is expected that most of the Ceres labor force will still be employed outside of town in 1992 and Ceres will still remain a "bedroom" community.

C. Household Characteristics

1. Number and Type of Household

The term household is defined as all persons occupying a dwelling unit. There were a total of 4,672 households in 1980, with 2,944 or 63.0% owner-occupied and 1,728 or 37.0% renter-occupied.

The 1980 Census revealed that the average household size was 2.82 people per household in Ceres. A comparison with the 1970 average household size of 3.30 people per household clearly shows a trend of decreasing household size (see table 4). This information is consistent with the data that the percentage of the children population has decreased during the same ten year period. Data from the California Department of Finance indicates that the household size has remained below 2.90 people per household in the 1980's (see table 4).

TABLE 4: AVERAGE HOUSEHOLD SIZE IN CERES (1970-1985)

	1970 (1)	1975 (2)	1980 (3)	1985 (4)
Population	6,029	9,544	13,281	16,793
Households	1,810	3,230	4,672	5,784
Average Household Size	3.30	2.95	2.82	2.86

SOURCE: (1) 1970 Census
 (2) 1975 Special Census for Stanislaus County
 (3) 1980 Census
 (4) 1985 Population Estimates, California Department of Finance

2. Household Income

The median household income in 1980 was \$15,623 for Ceres and \$16,078 for Stanislaus County. There were 1,917 lower income households or about 41% of the total households in Ceres. A lower income household is defined as a household at or below 80% of the County median household income.

The median household income for Ceres has increased at a greater rate than Stanislaus County since 1975. Ceres median household income was 20% lower than the County-wide median household income in 1975. However, in 1980 the median household income for Ceres was only 3% less than the County-wide median (see table 5). As a result, the percentage of lower income households has dropped from 50% in 1975 of the total households to 41% in 1980.

The 1980 Census also shows that in Ceres renters generally paid a greater percentage of income for housing than homeowners. Households that paid more than 25% of their gross income are considered overpaying for housing. In 1980 about 52% of renters overpaid for housing whereas only 31% of homeowners overpaid. Moreover, a greater percentage of renters overpaying for housing were lower income households. Out of 850 renters that were overpaying for housing, nearly 90% were lower income households. By comparison, only 39% of homeowners overpaying for housing were lower income households (see table 6).

TABLE 5: MEDIAN HOUSEHOLD INCOME FOR CERES AND STANISLAUS COUNTY, 1975 AND 1980

	1975 (1)	1980 (2)
Ceres Median Household Income	\$ 9,850	\$15,623
Stanislaus County Median Household Income	\$12,310	\$16,078

SOURCE: (1) 1975 Special Census for Stanislaus County
(2) 1980 Census

TABLE 6: HOUSEHOLDS BY TENURE THAT OVERPAID FOR HOUSING IN CERES, 1980

	RENTERS	OWNERS
Total Number of Households Computed	1,635	2,328
Number of Households that Overpaid for Housing	850	712
% of Households that Overpaid for Housing	52%	31%
Number of Lower Income Households that Overpaid for Housing	739	280

SOURCE: 1980 Census

NOTE: A household overpaying for housing is paying more than 25% of gross household income for housing.

D. Housing Characteristics

1. Number, Tenure, and Type of Housing

The total housing stock of Ceres in 1980 was 5,241 housing units. This figure includes both occupied and vacant housing units. Housing units for sale comprised of 62% while rental units comprised of 38% of the total housing stock.

The break-down of housing types in 1980 included 71% single family dwelling units, 19% multiple family dwelling units and 10% mobile homes. From 1975 to 1980 there was a small decline in the percentage of multiple family dwellings with a slight increase in the percentage of mobile homes. Estimates from the California Department of Finance shows that from 1980 to 1985 the percentage of single family dwellings increased slightly (see table 7). However, the increase in the percentage of single family dwellings was not attributed to new residential projects but rather a result of completing existing single family residential subdivisions. Most of these existing subdivisions were approved in 1979 and 1980. However, due to the soaring interest rates in the early 1980's, many of these subdivisions could only obtain financing to be partially completed. As the interest rate gradually declined, these existing subdivisions are gradually being completed.

TABLE 7: BREAKDOWN OF HOUSING TYPES IN CERES (1975-1985)

	1975		1980		1985	
	(1)		(2)		(3)	
	Number	%	Number	%	Number	%
Single Family Dwelling Units	2,427	71%	3,758	71%	4,542	73%
Multiple Family Dwelling Units	731	21%	1,015	19%	1,197	19%
Mobile Homes	265	8%	468	10%	524	8%
	3,423	100%	5,241	100%	6,263	100%

SOURCE: (1) 1975 Special Census for Stanislaus County
(2) 1980 Census
(3) 1985 Population Estimates, California Department of Finance

The vacancy rate in Ceres has fluctuated in the last 10 years. In 1975, Ceres had a vacancy rate of 5.6%. The percentage of vacant housing units nearly doubled to 10.8% by 1980. The most recent statistics show that the vacancy rate has dropped to 7.6% in 1985 (see table 8).

The vacancy rate indicates whether there is a healthy housing market. A low vacancy rate is usually an indication that there is poor housing choice. A low vacancy rate also encourages new development. On the other hand, a high vacancy rate indicates that there is an oversupply of housing and generally will discourage growth. Lenders normally will be reluctant to finance residential projects in a community where the vacancy rate is high. Commercial and industrial projects may also have problems obtaining financing if residential growth is slow. Consequently, a high vacancy rate may be a warning signal indicating slow overall city growth. On the positive side, a high vacancy rate will offer good housing choice for home buyers and renters. A healthy vacancy rate is generally 2-3% for owner units and 5-6% for rental units.

TABLE 8: PERCENTAGE OF VACANT HOUSING UNITS IN CERES (1975-1985)

	1975 (1)	1980 (2)	1985 (3)
% Vacant	5.6%	10.8%	7.6%
Total Housing Units	3,424	5,241	6,263
Total Occupied	3,230	4,672	5,784

SOURCE: (1) 1975 Special Census for Stanislaus County
 (2) 1980 Census
 (3) 1984 Population Estimates, California Department of Finance

2. Overcrowding

An overcrowded housing unit is defined as one occupied by more than 1.0 person per room. There were 299 cases of overcrowded conditions estimated in the 1980 Census. This represented about 6.4% of the total households of Ceres. Out of the 299 overcrowded units, 207 or 69% were rental units.

During the five year period between 1975 and 1980, the percentage of overcrowded units increased from 3.5% to 6.4% (see table 9).

TABLE 9: OVERCROWDED HOUSEHOLDS IN CERES, 1975 AND 1980

	1975 (1)		1980 (2)	
	Number	%	Number	%
Overcrowded Households	114	3.5%	299	6.4%
Total Households	3,230	----	4,672	----

SOURCE: (1) 1975 Special Census for Stanislaus County
 (2) 1980 Census

3. Housing Conditions

There are two major factors that influence the condition of housing. The first factor involves the actual physical condition of the housing unit. The second factor involves the condition of the neighborhood relating primarily to the public improvements.

The 1975 Special Census for Stanislaus County shows that there were few housing units within Ceres in a deteriorated or dilapidated condition. There were about 2.9% of all households in Ceres living in a deteriorated housing unit. The Special Census defines a deteriorated housing unit as one having minor physical defects and requiring more repair than would be provided in the course of regular maintenance. A deteriorated housing unit can usually be rehabilitated. The 1980 Census shows that about 2.0% or 106 households were living in units that were in a deteriorated condition. This figure is based on the number of units with improper heating and is recognized as not completely accurate and a low estimate. However, if this figure is used and Ceres maintained the same percentage of deteriorated units through 1985, 125 deteriorated units would need to be rehabilitated.

In 1975 there were only 0.3% of all households identified to be living in a dilapidated housing unit. It is assumed that the percentage of dilapidated units decreased to 0.2% in 1985 because of the number of new units constructed. Using this percentage, there were about 12 dilapidated units in 1985. A dilapidated unit is defined as having major physical defects and is no longer providing safe and adequate shelter. It is usually no longer economically feasible to rehabilitate a dilapidated unit. Dilapidated units should be demolished.

There are some existing older residential areas in Ceres that lack adequate public improvements such as curbs, gutters, sidewalks, street lights, street pavement and storm drains. These older neighborhoods also tend to be the location of many deteriorated and dilapidated housing units. The installation of public facilities can greatly improve the visual appearance of these areas and provide some incentive for the property owners to rehabilitate their housing units.

E. Housing Needs

1. Regional Housing Needs

Section 65583(a) of Article 10.6 of the State Government Code states that the Housing Element shall identify the localitie's share of regional housing needs. The regional housing needs for Ceres has been provided by Stanislaus Area Association of Governments (SAAG) in the Housing Needs Report, Volume II, Revised Edition, 1983-89. The Housing Needs Report identifies the share of housing Ceres should provide to meet the housing needs of persons at all income levels within Ceres and Stanislaus County.

SAAG's determination of the existing and projected regional housing needs, and the local shares of such needs, takes into account the following six factors as specified by state law:

- a. Market demand for housing;
- b. Employment opportunities;
- c. Availability of suitable sites and public facilities;
- d. Commuting patterns;
- e. Type and tenure of housing;
- f. Housing needs of farmworkers.

State law also intends that there not be a concentration of lower income households within each community.

The Housing Needs Report determined the assumed housing needs for Stanislaus County and its cities up to 1990. However, when AB 3618 (Roos) was passed, the deadline for Ceres to complete the first Housing Element update was established to be January 1, 1986 and the second update was scheduled to be completed by July 1, 1992. A letter dated December 17, 1984 by Nancy McKee of the California Department of Housing and Community Development Department advised those cities in Stanislaus County preparing housing element updates for the January 1, 1986 deadline to extend SAAG's assumed housing needs through 1992.

The Housing Needs Report was prepared in 1983 and the figures provided in the report were based on projections provided by the California Department of Finance. In August 1984, the Department of Finance prepared new household projections. The new figures were lower than the figures used in the SAAG Housing Needs Report. Based on this information, SAAG has indicated it would be reasonable to extend the assumed housing needs provided by the Housing Needs Report from 1990 to 1992.

Therefore, the Housing Needs Report indicates that the assumed housing needed in Ceres from 1983 to 1992 is 1,425 units. After reviewing data from the State Department of Finance between 1980 and 1985, Ceres has averaged an annual housing growth rate of about 2.99%. If this growth rate is maintained, Ceres would meet its regional housing needs concerning the number of housing needed.

The Housing Needs Report also indicates that of the assumed housing need of 1,425 housing units, 470 should be rental units. This figure is based on maintaining the same percentage of rental units in 1980.

Furthermore, of the assumed housing need of 1,425 housing units, 641 or 45% should be multiple family attached units. The Housing Needs Report defines multiple family as including condominiums and mobilehomes. To meet this assumed housing need, Ceres would have to provide a greater percentage of new multiple family attached units than the percentage of multiple units that presently exist. Table 8 shows that since 1975, Ceres has maintained just under 30% of its total housing stock as multiple family housing units. This table shows that Ceres has historically maintained a 70% single family and 30% multiple family ratio for the overall City. This ratio will still be maintained for the housing stock of the entire City even after meeting the regional housing need by providing 45% of 1425 new units as multiple dwellings (see table 10).

TABLE 10: CERES WILL MAINTAIN A HOUSING TYPE BREAKDOWN OF 70% SINGLE FAMILY UNITS AND 30% MULTIPLE FAMILY UNITS AFTER MEETING THE REGIONAL HOUSING NEED CONCERNING HOUSING TYPE.

	1985 (1)		Through 1992 (2)	
	Number of Units	%	Number of Units	%
Single Family Dwellings	4542	73%	5326	69%
Multiple Family Dwellings (3)	1721	27%	2362	31%
Total	6263	100%	7688	100%

SOURCE: (1) 1985 Population Estimates, California Dept. of Finance
 (2) Meeting the regional housing need of providing a total of 1425 units where 784 will be single family dwellings and 641 will be multiple dwellings.
 (3) Includes mobilehomes and condominiums.

The assumed housing needs by income category has also been identified in the Housing Needs Report. Of the total assumed housing need of 1,425 housing units, there should be 575 units provided for households with lower income, or those households earning less than 80% of the county median household income (see table 11).

TABLE 11. ASSUMED HOUSING NEED FOR CERES (1983-89) BY INCOME CATEGORY.

	Above Moderate Income	Moderate Income	Lower Income	
	Greater than 120% of the Median	81-120% of Median	Low 51-80% of Median	Very Low(Less than 50% of Median)
TOTAL UNITS				
1,425	579	271	239	336

SOURCE: Housing Needs Report, Revised Edition, Volume II, 1983-89;
 Stanislaus Area Association of Governments

2. Special Housing Needs

Special housing needs involve those households with relatively unusual occupations or demographic groups. The specific special housing needs identified for Ceres include farmworkers, handicapped and elderly, families with female head of household, large families, and the homeless.

The Housing Needs Report estimates a decrease of housing needs for farmworkers. The Report states that there will be 88 households in 1985 and 82 households in 1989. These figures have been based on the State Employment Development Department data that agricultural employment has been declining in Stanislaus County. However, the Housing Needs Report states that data on farmworker housing need has been limited and that certain assumptions have been made to identify the housing needs for farmworkers.

The Housing Distribution Plan prepared in 1978 by the Stanislaus County Department of Planning and Community Development indicates the projected housing needs for elderly and handicapped households with low and moderate incomes in Ceres (see table 11). The projections reveal that the primary housing need for elderly and handicapped households will be among those households overpaying for housing.

TABLE 12: PROJECTED HOUSING NEEDS FOR ELDERLY AND HANDICAPPED HOUSEHOLDS WITH LOW AND MODERATE INCOMES.

	1975	1980	1983	1985
Project Housing Need	167	211	229	241

SOURCE: Housing Distribution Plan, 1978

Unfortunately, there is limited information from the 1980 Census on the elderly and handicapped population. The 1980 Census does indicate there were 89 elderly households below the poverty level in Ceres.

Another special housing need includes families with a female head of household with children. The 1980 Census shows that there were a total of 416 families in Ceres where the head of household was a female. Out of these 416 families, 278 female heads of households had children and earned a median family income of less than \$8,300. The remaining 138 female heads of household were without children and had over twice the median family income of \$17,692.

There were 228 large family households in 1980. A large family household is identified as a household with six or more persons living in the housing units. Interestingly, large family households in 1980 had a median household income of \$20,961 which was much higher than the city median household income of \$15,623. However, if the household income is broken down per person, the large family household income was about \$3500 per person and the city median household income was about \$5600 per person. A special need of large families is that there be at least three bedrooms in the dwelling unit.

The Stanislaus County Department of Social Services estimates there were approximately 350 homeless people in Stanislaus County in 1985. No figures are available indicating the number of homeless in Ceres. There are several shelters in the City of Modesto that provide temporary housing for the homeless.

F. Vacant Land Inventory

There should be an adequate inventory of land in Ceres to meet the housing needs for the next five years. A vacant residential land survey prepared in 1985 by the Ceres Planning and Community Development Department estimates that the developable vacant land within the City Limits would allow between 2,949 to 6,502 new housing units (see table 13). A developable vacant land is defined as vacant land where urban services can be provided.

The vacant land survey recognizes that it is very difficult and many times misleading to simply label land as "vacant" or "undeveloped" without further qualification. Consequently, various types of vacant lands have been identified.

One type of vacant land is found in final subdivisions that have been approved and are under various stages of construction. Approved final subdivisions generally involve lots created for the development of single family dwelling units.

Another type of vacant land is identified as approved tentative subdivisions. As with final subdivisions, tentative subdivisions also involve creation of single family lots. However, lots in a tentative subdivision do not actually exist until a final map is recorded. Tentative subdivisions could be finalized and fully developed or they could expire.

A third type of vacant land is one with an approved development plan but without an approved tentative or final subdivision map. A typical example would be a multiple unit residential complex developed on a single lot usually much larger in size than found in a single family residential subdivision.

The fourth and final type of vacant land is undeveloped land zoned for residential development but without a tentative or final subdivision approval and without an approved development plan. The vacant land could be zoned for low, medium, or high density residential. The estimated number of dwelling units that could be constructed for this type of vacant land is calculated by using the current Zoning Ordinance Density Standards.

There is an adequate inventory of vacant residential land to meet the regional housing needs of 1,425 units as established in the Housing Needs Report. The zoning designations should allow the development of different housing types. The inventory of land will allow the development of about 1,262 single family dwelling units and from 1,687 to 5,240 multiple family residential units within the City Limits.

TABLE 13: ESTIMATED LAND INVENTORY WITHIN THE CITY LIMITS

	Units	Acres
1. Available vacant residential lots in final subdivisions	419	
2. Approved tentative residential lots	283	
3. Vacant land with an approved development plan	(111)	(5)*
4. Vacant land zoned R-1	560	112
5. Vacant land zoned R-2	7-10	1
6. Vacant land zoned R-3	301-645	43
7. Vacant land zoned R-4	112-400	16
8. Vacant land zoned P-C	938-3350	134
9. Vacant land zoned A (designated Low Density on the General Plan or equivalent to the R-2 Zone)	28-40	4
10. Vacant Land zoned A (designated High Density on the General Plan on equivalent to the R-4 Zone)	105-375	15
11. Vacant Land zoned R-A (designated Medium Density on the General Plan or equivalent to the R-3 Zone)	196-420	28
TOTAL	2949-6502	353

* These figures have been added to the figures of numbers 6 and 7.

SOURCE: Vacant Land Survey, 1985, City of Ceres.

G. Housing Constraints

1. Governmental Constraints

In the preparation of a housing element, it is important to examine how governmental regulations affect housing development. Although governmental regulations are intended to ensure quality and safe housing development, they may affect the development of housing. The primary governmental constraints include land use control, public improvement, building code requirement, processing and permit procedures, and fees.

A. Land Use Controls

The two major land use controls that influence housing development are: 1) the availability of urban services and, 2) zoning ordinance and general plan land use designations.

The availability of urban services dictates where urban development is possible. Urban services include police and fire protection, gas, electricity, telephone, school, water and sewer services. Housing development should not occur where these services cannot be adequately provided. The Ceres Land Use and Circulation Element defines an area where urban services presently can be provided. This area is defined as the Intermediate Urban Service Boundary (see figure 1). It should be noted that the Wastewater Treatment Plant and the River Oaks Golf Course are two areas located within the City Limits but out of the Intermediate Urban Service Boundary.

The 1985 Ceres Vacant Land Survey estimates that there are about 493 acres of vacant land within the City Limits and 556 acres of vacant land outside of the City Limits but within the Intermediate Urban Service Boundary available for residential development. It has been further estimated that the total of 1,049 acres of vacant residential land where urban services are available would allow the development of about 6,500 to 12,000 dwelling units. Based on these figures, housing development will not be constrained by the lack of urban services.

It should be stated that the capacity of the Wastewater Treatment Plant in 1986 can only serve about 700 new units. However, the plant is proposed to be expanded in 1987 increasing the capacity to serve about 2900 new units. An additional expansion is proposed in 1989 increasing the capacity to nearly 6500 new units.

The Ceres Zoning Ordinance allows the development of various housing types including single family dwellings, duplexes, townhomes, mobilehomes, and multiple family residential complexes. Housing projects for low income families, special age or medical groups are permitted in the residential zoning districts. In recent years, a 48 unit residential complex was constructed for low income families and a 67 room complex was completed to house low income elderlies.

B. Public Improvements

One governmental regulation that affects housing cost is public improvements. All new constructions and the expansions of existing dwelling units are required to install the necessary public improvements. Some of the required public improvements include curbs, gutters, and sidewalks, street paving, street lights, water and sewer lines, fire hydrants, and storm drainage. The installation of these improvements increases the cost of housing which is ultimately passed on to the home buyer. However, this should not be viewed as a housing constraint because the intent of public improvements is to ensure the health, safety, and welfare of the residents.

C. Building Code Requirements

The cost of housing may also be affected by building code requirements. Meeting minimum building standards is necessary to ensure safe housing. There may be instances among other agencies where excessive building code requirements are applied, unnecessarily increasing building cost. However, Ceres for the most part does not require anything beyond the minimum requirements established in the Uniform Building Code.

D. Processing and Permit Procedures

Permit procedures that unnecessarily delay a housing project can increase the housing cost. The review of a project to determine consistency with zoning regulation and the general plan will take between three to 12 weeks. The processing time depends on the size and zoning designation of the project.

It normally takes less than six weeks to review a tentative subdivision map. It should take an additional two to four weeks to approve the final map after the map is submitted and the appropriate bonding is posted for the public improvements. There will obviously be a longer delay to approve the final map if the developer wishes to install the public improvements before submitting the final map.

After the zoning and subdivision reviews are completed, it will take two to four weeks to review the building permit. A single family dwelling unit will take about two weeks for review and a multiple family complex will have a three to four week review period.

In most cases, the processing time to review a development application is kept at a minimum and is reasonable. However, one application that can be examined to reduce review time is the development application for a project located in the P-C, Planned Community Zone. All development projects with a P-C Designation are required to go through a two step process. First, they need to receive a master plan approval which basically approves the general concept of the project. Master plan approvals require both Planning Commission and City Council public hearings. After the master plan is approved, then the project is required to receive a development plan approval which reviews the specifics of the project. The development plan is reviewed through the conditional use permit process. It is reviewed by the Planning Commission and requires another public hearing. The development plan is not reviewed by the City Council. Nevertheless, there is some overlapping in the two-step review process.

E. Fees

The fee charged by the government to review a project can also affect housing costs. The processing fees for the City of Ceres are based on the City's cost to review the application.

The cost to review an application in 1985 by the Ceres Planning and Community Development Department ranged from \$65 to \$500 or more depending on the type of application (see table 14).

In 1985, building permit fees for a single family dwelling and duplexes were \$250 for the first 1000 square feet and \$0.15 for each square foot after the first 1000 square feet. For triplexes and other multiple family projects, the building permit fee was based on the value of the building and the amount of plumbing, electrical, and mechanical equipment in the building.

TABLE 14: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FEES: 1985

Type of Application	Fee
Annexations - Uninhabited up to 20 acre	\$500.00
Each additional 20 acres	50.00
Inhabited	Applicant pays cost
Architectural and Site Plan Approval	65.00
Conditional Use Permits	110.00
Environmental Review (Initial Study)	120.00
General Plan Amendment	275.00
Tentative Parcel Map	115.00
Tentative Subdivision Map	150.00
Variance	110.00
Zone Changes - Conventional	200.00
Planned Community Master Plan	260.00
Zoning Text Amendment	180.00

Other fees that housing developments are required to pay include park-in-lieu fees, traffic signal fees, water and sewer connection fees. The park-in-lieu fee is \$150.00 per unit and the money is used for the improvement and development of the City park system. The traffic signal fee is \$100.00 per single family dwelling and \$61.00 per unit in a multiple family development (these fees are for 1985). The fee collected is used for the improvement and installation of new traffic signals. Water and sewer connection fees are used to expand the wastewater treatment plant, the installation of new water wells, and new water and sewer lines. The connection fees are based on the size of the lots. For the construction of a new dwelling unit on a lot size of 7,500 square feet,

the sewer connection fee is about \$630.00 and the water connection fee is about \$260.00. These are fees required in 1985 and may change subject to approval by the Ceres City Council.

Although these additional fees may appear costly, they are all necessary to ensure adequate public utilities and services are provided. The fees are justifiable and should not be seen as a housing constraint.

2. Non-Governmental Constraints -

There are non-governmental constraints that influence the affordability of housing. The two major non-governmental constraints that will be examined are housing costs and energy costs.

A. Housing Costs

The price of housing is a major factor indicating where people can afford to live and the type of housing people can afford. The important factors that determine the cost of housing includes the cost of financing, construction, and land.

The cost of financing is primarily determined by interest rates available for loans. Interest rates determine if financing is available for new construction. Interest rates also indicate whether buying and owning a home is possible for the home consumer.

When the interest rate dramatically increased in the early 1980's, the housing market of this country experienced a major slump. Consequently, Stanislaus County also had a decline in housing construction and sales. The average annual mortgage interest rate in Stanislaus County increased from below 10% in 1977 to above 15% in 1981. The average annual interest rate has lingered around 13% to 14% in 1983 and 1984.

The average annual mortgage interest rate was approximately 14% in 1980. The average cost of a new single family dwelling unit in Stanislaus County during the same year was \$66,110. Based on a 14% interest rate on an 80% loan, the minimum gross income required would be \$22,000. Data provided by the 1980 Census indicates that only 31% of all households in Ceres could afford to buy a new single family home of average cost (see table 15).

TABLE 15: THE ESTIMATED COST OF BUYING A NEW AVERAGE PRICED HOME
IN STANISLAUS COUNTY (1980-1984)

	1980	1984
THE AVERAGE COST OF A NEW HOME (1)	\$ 66,110	\$ 78,149
INTEREST RATE (2)	14%	13.75%
MONTHLY PAYMENT BASED ON AN 80% LOAN (2)	\$ 700	\$ 796
MINIMUM GROSS INCOME NEEDED (2)	\$ 22,000	\$ 25,000
% OF HOUSEHOLDS THAT COULD AFFORD A NEW HOME (3)	31%	-----

SOURCE: (1) Modesto Board of Realtors
(2) Central Pacific Mortgage
(3) 1980 Census

The cost of a new single family home in California has tripled between 1970 and 1980. The most expensive component of building a home is the cost of construction, which involves labor and material costs (see table 16). The second most costly component is the price of land and site improvements. Although it still remains the most expensive component, the cost of construction decreased in the percentage of the total housing cost. Specifically, the construction costs comprised of 56% of the total housing price in 1970 as compared to 42.5% in 1980. Whereas, the price of land increased from 21% to 27.8% and financing costs increased from 6.5% to 12% as a percentage of the overall housing cost.

TABLE 16: A COMPARISON OF THE MAJOR COST COMPONENTS FOR A NEW 1600 SQUARE FOOT SINGLE FAMILY HOME IN CALIFORNIA FROM 1970 TO 1980

COST COMPONENT	1970		1980	
	Cost	%	Cost	%
LAND	\$ 6,600	21%	\$26,700	27.8%
CONSTRUCTION	17,580	56%	40,770	42.5%
FINANCING	2,040	6.5%	11,530	12%
PROFIT/OVERHEAD AND OTHER	5,110	17.5%	17,000	17.7%
TOTAL	\$31,400	100%	\$96,000	100%

SOURCE: Construction Industry Research Board

In Stanislaus County, the housing component costs are fairly consistent with those of California. The cost of construction is the most costly component consisting of 59% of the total cost of a new single family home of average price. The second most expensive component is the price of land which amounted to 28% of the total cost (see table 17).

TABLE 17: ESTIMATED COST BREAKDOWN OF AN AVERAGE PRICED NEW SINGLE FAMILY HOME IN STANISLAUS COUNTY, 1984

COST COMPONENTS	COST	% OF TOTAL
LAND	\$ 22,000	28%
CONSTRUCTION	45,991	59%
FINANCING *	2,344	3%
PROFIT	7,814	10%
TOTAL	\$78,149	100%

* DOES NOT INCLUDE THE FINANCING OF CONSTRUCTION

SOURCE: Central Pacific Mortgage,
Modesto Board of Realtors

The discussion so far has focused on the cost of living in a single family dwelling unit. In the examination of the cost of living in a multiple family dwelling unit, a survey was conducted of the major non-subsidized apartment complexes in Ceres. The survey involved about 50% of all multiple family complexes with five or more units. The survey revealed that in 1985 one bedroom units rented for \$290-\$300, two bedroom units rented for \$275-\$405, and three bedroom units rented for \$415.

The Housing and Urban Development Department (HUD) of the federal government establishes Fair Market Rents (FMR) indicating the maximum rents per month to qualify for Section 8 existing program. This program provides rental assistance to lower income households. The maximum allowable rents per month are \$296 for a one bedroom unit, \$357 for a two bedroom unit, and \$508 for a three bedroom unit. Therefore, if the survey accurately represents the rental rates of the City, 92% of the multiple family rental units would qualify to house lower income households receiving rental assistance.

B. Energy Costs

The cost of heating and cooling of housing also plays an important role in the affordability of housing. As stated in subsection G 1-C Building Code Requirements, of this document, the City of Ceres basically follows the requirements set forth in the Uniform Building Code. This also includes adherence to the State Energy Conservation Standards. Ceres presently requires all residential units to comply with the standards of the new State Energy Conservation Standards which was implemented in 1983. The State Energy Commission calculates that houses built in compliance to the new energy standards will be 50% more energy efficient than houses built under the previous energy standards adopted in 1975. The trade off for a more energy efficient house is that it will increase the cost of the house up to \$2,000. Some of the reasons for the additional expense include caulking and the installation of double-glazed windows. Although there is a greater initial cost, the more energy efficient home should pay for itself in the long run.

Land use policies can affect the conservation of energy for residential dwelling units. Ceres revised its Land Use and Circulation Element in 1984. The revised Element provided for higher residential densities as compared to the previous Land Use and Circulation Element. The revised Element therefore encourages a more compact community which in theory should be more energy efficient. Higher density projects have the tendency to produce dwelling units with common walls. Buildings with shared common walls are generally more efficiently cooled and heated.

H. Summary of the Housing Needs

A review of the housing needs assessment provides the data to formulate the housing needs of the City of Ceres. Six important housing needs have been identified. The six housing needs are:

- 1) Provide adequate land for residential development.
- 2) Meet the regional housing needs.
- 3) Provide affordable housing to households with lower incomes.
- 4) Encourage housing production to meet the "Special" needs.
- 5) Provide a quality living environment.
- 6) Provide an adequate housing stock.

The first housing need is to provide adequate vacant residential land for development. The 1985 Ceres Vacant Land Survey reveals that there is more than an adequate amount of vacant land within the current City Limits to meet the regional housing needs. A surplus of developable vacant land should be maintained because it allows greater opportunity for development. The increase of developable land can be achieved through zone changes or annexations but only when appropriate and found consistent with the General Plan.

The second housing need is to meet the regional housing needs. Statistics indicate that the growth rate in the 1980's will be slower than the growth rate experienced in the 1970's. However, if the average annual growth rate of 2.99% which occurred from 1980 to 1985 is maintained through 1992, Ceres would meet the regional housing needs of 1,425 total new units.

The third housing need is to meet the "Special" housing needs. Special housing needs involve those households considered to be a unique demographic group or with unusual occupations. These special households that need assistance include the elderly, handicapped, and female head of household with children and large families. These groups have been recognized as having difficulty in finding adequate housing primarily because these groups consist of a high percentage of lower income households overpaying for housing.

The fourth housing need is to provide affordable housing to households with lower incomes. Households that have difficulty paying for housing need assistance. There is a specific need to provide more affordable rental units. Most renters consist of households in the lower income category that pay a greater percentage of their income for housing than homeowners. Fulfilling this need will also assist the special housing groups that are overpaying for housing.

The fifth housing need is to provide the basic need of a pleasant, healthy, and safe environment.

The sixth and final housing need is to ensure that the City-wide housing stock will provide adequate housing choice. The second, third, and fourth housing needs address specific housing needs. This housing need addresses the desire to provide a balanced and healthy City-wide housing stock.

III. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The preceeding section provided an assessment of the housing needs of Ceres. This section will utilize this information to establish housing goals, policies, and implementation programs to address the housing needs for the City of Ceres.

The Housing Element goals provide a general direction the City will take to address their housing needs. The policies provide a more specific direction to accomplish the goals. The implementation programs are specific actions that the City has taken or will take to implement the policies and achieve the goals of the Housing Element.

The implementation program generally has a 7 year time frame from 1985 to 1992. However, there will be some actions that will take less or more than 7 years to implement. The implementation program will also indicate the agency responsible for implementing the actions and funding sources when possible. Finally, a quantified objective will be provided to the applicable actions. A quantified objective indicates specific numbers, type and tenure of housing that could or needs to be constructed, rehabilitated, preserved, or demolished.

Six goals have been provided to address the City of Ceres housing needs. These six goals are intended to specifically address the six housing needs identified in Section II-H, Summary of Housing Needs.

The housing goals are as follows:

- 1) Continue to provide an adequate inventory of developable vacant land for residential development.
- 2) Encourage housing development to meet the regional housing needs.
- 3) Provide affordable housing to households with lower incomes.
- 4) Promote equal opportunity housing by meeting the needs of the special housing needs.
- 5) Promote the development of a pleasant, safe, and healthy living environment.
- 6) Maintain a balanced and healthy City-wide housing stock that will provide adequate housing choice.

GOAL

- 1.0 - CONTINUE TO PROVIDE AN ADEQUATE INVENTORY OF DEVELOPABLE VACANT LAND FOR RESIDENTIAL DEVELOPMENT.

Policy

- 1.1.0 - Continue to monitor the inventory of vacant residential land.

Implementation Program

- 1.1.1 - Annually update the Ceres Vacant Residential Land Survey (this is an ongoing program).

Quantified objective: Update annually

Responsible agency: City of Ceres

Time frame: 1992

Funding: General Fund

Discussion

This survey will allow the City to determine if an adequate inventory of vacant residential land is being maintained.

Policy

- 1.2.0 - Increase the inventory of residential land for development.

Implementation Program

- 1.2.1 - Approve zone change applications to create new residential land but only if found consistent with the Ceres General Plan (this is an ongoing program).

- 1.2.2 - Approve annexations within the Intermediate Urban Service Boundary that are consistent with the Ceres and Stanislaus County General Plan and annexation policies (this is an ongoing program).

Quantified objective: 190 acres of new residential land

Responsible agency: City of Ceres, Stanislaus County

Local Agency Formation Commission

Time Frame: 1992

Funding: Ceres General Fund

Discussion

The objective to provide 190 acres of new residential land is based on replacing the amount of residential that will be developed to meet the regional housing needs by 1992.

GOAL

- 2.0 - ENCOURAGE HOUSING DEVELOPMENT TO MEET THE REGIONAL HOUSING NEEDS.

Policy

- 2.1.0 - Encourage housing production to provide the quantity of housing units to meet the regional housing needs.

Implementation Program

- 2.1.1 - Implement the goals and objectives, particularly the density standards, of the Ceres Land Use and Circulation Element adopted in 1984 (this is an ongoing program).
- 2.1.2 - Allow second dwelling units on corner lots located in the R-1, Single Family Residential Zoning District (this is an ongoing program).
- 2.1.3 - Review the development application process to determine if the processing time can be reduced (this is a new program).

Quantified objective: 1,425 total new units

Responsible agency: City of Ceres

Time frame: 1992

Funding: Ceres General Fund

Discussion

This policy is intended to encourage housing production to meet the regional housing needs in terms of the quantity of housing units. The first implementation program should encourage housing development because the revised Land Use and Circulation Element sets forth higher residential densities than the previous element. Higher density development generally results in greater profit and therefore should encourage more development. The third implementation program should encourage development by increasing the efficiency of the review process.

A total of 1425 new units need to be built to meet the regional housing need. If Ceres has an annual growth rate of 2.99%, 1430 new units will be built by 1992.

Policy

- 2.2.0 - Encourage the development of a variety of housing types and tenure for households of all income levels.

Implementation Program

- 2.2.1 Utilize the various residential zoning districts as provided in the Ceres Zoning Ordinance to encourage the development of a variety of housing types and tenure (this is an ongoing program).
- 2.2.2 Allow mobilehome units to be located in any residential zoning districts subject to specific conditions (this is an ongoing program).

Quantified objectives:

- A. 784 new single family dwelling units,
641 new multiple family dwelling units (including condominiums and mobilehomes)
- B. 955 new owner units, 470 new rental units.
- C. 579 new units for households with above moderate incomes
271 new units for households with moderate incomes
575 new units for households with lower incomes

Responsible agency: City of Ceres, private developers

Time frame: 1992

Funding: Ceres General Fund, private funds from private developers

Discussion

These implementation programs provide the opportunity for the development of a variety of housing types, tenure, and for households of all income groups.

Although these programs provide the opportunity, it will be mostly up to the private sector to accomplish the quantified objectives.

The first implementation program involves the five different residential zoning districts as set forth in the Ceres Zoning Ordinance. These zoning districts include the R-1, Single Family Residential; R-2, Two Family Residential; R-3, Medium Density Multiple Family Residential; R-4, Medium High Density Multiple Family Residential, and the P-C, Planned Community.

The R-1 Zone is intended for the development of single family dwelling units. The R-2, R-3, and R-4 Zones permit the development of primarily multiple family dwelling units. The P-C Zoning District allows the flexibility for both single family and multiple family projects. Mobilehome parks are permitted in the R-4 and P-C Zones.

The second implementation program will allow mobilehomes to be located in residential areas other than within a mobile-home park. However, the mobilehome units will be required to comply to certain conditions to ensure that the mobilehome unit is compatible to surrounding dwelling units. For instance, the mobilehome unit shall be placed on a permanent foundation and the roof material and exterior sidings shall be consistent with dwellings in the vicinity.

GOAL

- 3.0 - PROVIDE AFFORDABLE HOUSING TO HOUSEHOLDS WITH LOWER INCOMES.

Policy

- 3.1.0 - Encourage the use of available financial assistance to develop housing for lower income households.

Implementation Program

- 3.1.1 - Support programs that will provide financial assistance for the development of housing for lower income households (this is an ongoing program).
- 3.1.2 - Support programs that will provide rental assistance to lower income households (this is an ongoing program).

Quantified objectives: 212 new rental units
114 new owner units

Responsible agency: City of Ceres, Stanislaus County
Housing Authority, and private developers

Time frame: 1992

Funding: Ceres General Fund, Mortgage Revenue Bonds, housing development, Section 8 rental assistance.

Discussion

This policy is intended to help lower income households that are overpaying for housing. A lower income household is a household at or below 80% of the county median household income. A household overpaying for housing is spending more than 25% of their gross income for housing.

Mortgage revenue bonds are available to private developers building housing projects for lower income households. This program is administered by the Stanislaus County Housing Authority. The city will assist and support the developers and Housing Authority in obtaining the bonds by providing counseling.

The Section 8, Rental Assistance Program is an active program providing rental assistance to households with lower incomes. This program is also administered by the County Housing Authority. The city will assist the Housing Authority in obtaining the funds by providing free counseling.

Policy

- 3.2.0 - Provide development incentives for the production of housing for households with lower incomes.

Implementation Program

- 3.2.1 - Implement Section 65915 of the California State Government Code which allows the City to grant a density bonus to projects that will reserve at least 25% of the total units to households with low and moderate incomes (this is an ongoing program).

Quantified objectives: 55 new units

Responsible agency: City of Ceres, private developers

Time frame: 1992

Funding: General Fund

Discussion

Four projects have been granted density bonuses between the years 1981-1985. These projects involve a total of 117 units with 29 units reserved for low and moderate income households. Assuming this rate is maintained, 55 additional units would be provided for low and moderate income households by 1992.

Policy

- 3.3.0 - Minimize heating and cooling costs.

Implementation Programs

- 3.3.1 - Require all new residential units to comply with state energy requirements (this is an ongoing program).

- 3.3.2 - Encourage and support programs that educate the public about saving energy (this is an ongoing program).

Quantified objective: 1,425 new units shall comply with energy requirements

Responsible agency: City of Ceres for 3.3.1; TID, MID, and MJC for 3.3.2

Time frame: 1992

Funding: Ceres General Fund for 3.3.1 and 3.3.2; TID, MID, MJC for 3.3.2

Discussion

Housing that is more energy efficient will reduce heating and cooling bills. Although the general population will benefit, lower income households will benefit the most from reduced heating and cooling bills.

The Ceres Building Department will require that all new residential units comply with energy requirements. Some local utility companies and schools provide educational programs to the public about saving energy. Ceres may support these programs by allowing classes to be held in city buildings.

GOAL

- 4.0 - PROMOTE EQUAL OPPORTUNITY HOUSING BY MEETING THE NEEDS OF THE "SPECIAL" HOUSING GROUPS.

Policy

- 4.1.0 - Encourage the development of housing for the handicapped and elderly population.

Implementation Program

- 4.1.1 - Implement Section 5116 of the California State Government Code which requires residential care homes providing care to six or fewer mentally and physically handicapped persons to be located in any residential zoning district (this is an ongoing program).
- 4.1.2 - Allow the operation of a residential care home providing care to seven or more handicapped persons to be located in any residential zoning district subject to a conditional use permit approval (this is an ongoing program).
- 4.1.3 - Support the development of housing projects for the elderly (this is an ongoing program).

- 4.1.4 - Require new residential units to comply to applicable handicapped requirements as set forth in the Uniform Building Code (this is an ongoing program).

Quantified objective: 57 new units for handicapped and elderly households

Responsible agency: City of Ceres

Time frame: 1992

Funding: Ceres General Fund

Discussion

Residential care homes provide 24 hour care to physically and mentally handicapped people. The intent of Section 5116 of the State Code is to provide handicapped people that need care with equal opportunity to live in a normal residential living environment.

Housing projects housing only the elderly are permitted in all the residential zoning districts subject to meeting all the development standards of the particular zoning districts. The city should approve elderly housing projects that are consistent with the Zoning Ordinance. There is presently one elderly housing project in Ceres.

Residential projects consisting of four or more units are required to comply with applicable handicap requirements. Based on the figures provided by the Housing Distribution Plan, 1978, prepared by Stanislaus County, and the 1985 Population Estimates by the State Department of Finance, about 3.8% of the total number of households in 1985 are needed for elderly and handicapped households with low and moderate incomes. To maintain 3.8% housing for elderly and handicapped households through 1992, 57 new units will be needed.

Policy

- 4.2.0 - Encourage housing production and promote equal housing opportunity for female head of households with children and large family households.

Implementation Programs

- 4.2.1 - See the implementation programs of GOAL 3.0.

4.2.2 - Inform the public about discrimination laws (this is an ongoing program).

Quantified objective: 56 new units for large families
85 new units for female households
with children

Responsible agency: City of Ceres, State of California
See Implementation Programs of GOAL 3.0.

Time frame: 1992

Funding: See implementation programs of GOAL 3.0 for 4.2.1;
State of California for 4.2.2.

Discussion

A high percentage of female head of households with children are lower income households that overpay for housing. It is also assumed that large family households overpay for housing. To assist these special housing needs, GOAL 3.0 provides specific programs to financially assist lower income households.

Educating the public about discrimination laws should discourage housing discrimination. Single female parents may experience discrimination because of low income and having children. Large family households may also be a target for discrimination because of the large number of children. All discrimination problems are referred to the State Department of Fair Employment and Housing.

In 1980 about 5.9% of all households were female head of households with children earning a lower level income. Assuming the percentage of housing be maintained for the 1,425 new units that need to be built by 1992, 85 new units should be provided for female head of households with children.

In 1980 about 3.9% of all households were large family households. If this percentage is maintained through 1992, 56 new units should be built for large family households. Most of these units should have at least three bedrooms.

GOAL

- 5.0 - PROMOTE THE DEVELOPMENT OF A PLEASANT, SAFE, AND HEALTHY LIVING ENVIRONMENT.

Policy

- 5.1.0 - Provide adequate urban services to all new housing units.

Implementation Programs

- 5.1.1 - Expand the Wastewater Treatment Plant and the sewer system to provide adequate sewer service to all new dwelling units (this is an ongoing program).
- 5.1.2 - Install new water wells and expand the water system when necessary to provide adequate water service to all new dwelling units (this is an ongoing program).
- 5.1.3 - Provide additional equipment, personnel, and buildings to the Police and Fire Departments as necessary to ensure that adequate police and fire services will be provided to all new housing units (this is an ongoing program).
- 5.1.4 - Continue to notify utility companies and the school district serving Ceres about new residential developments (this is an ongoing program).

Quantified objective: 1,425 new units

Responsible agency: City of Ceres

Time frame: 1987 for the expansion of the Wastewater Treatment Plan, 1992 for the rest.

Funding: Ceres Water Fund, Ceres Sewer Fund, Ceres General Fund.

Discussion

Private developers essentially pay for the expansion of the water and sewer systems. Development fees collected are appropriately channeled into the water and sewer funds.

It is not anticipated that a new police or fire substation will be needed to serve the urban area within the Intermediate Urban Service Boundary. However, additional equipment and personnel will be needed with increased housing growth.

This procedure to notify the utility companies and the school district should assist them to properly plan and prepare for new residential growth.

Policy

- 5.2.0 - Require all new housing projects to comply with Ceres Development Standards.

Implementation Programs

- 5.2.1 - Require the installation of necessary street improvements for new housing construction and expansion of existing housing projects (this is an ongoing program).
- 5.2.2 - Require all new housing projects and the expansion of existing housing projects to install on-site improvements consistent with City Standards (this is an ongoing program).
- 5.2.3 - Require all new housing projects and the expansion of existing housing projects to comply with all applicable Building, Fire, and Health Code requirements (this is an ongoing program).

Quantified objective: 1,425 new units

Responsible agency: City of Ceres, Stanislaus County Health
Department

Time frame: 1992

Funding: Ceres General Fund

Discussion

Street improvements include but are not limited to the installation of street paving, curbs, gutters, sidewalks, street lights and fire hydrants.

The on-site improvements include the installation of off-street parking spaces, landscaping, security lighting, fences, and open space recreation areas.

Fire Code requirements may include on-site fire hydrants, fire sprinklers, and adequate access. Building Code requirements basically ensure that the building is structurally sound. Health Code requirements may include proper trash storage.

Policy

- 5.3.0 - Minimize and reduce land use conflicts.

Implementation Program

- 5.3.1 - Require necessary and appropriate conditions during the review of a project to minimize any potential land use conflicts (this is an ongoing program).

Quantified objective: 1,425 new residential units and all commercial and industrial development that may affect residential uses.

Responsible agency: City of Ceres

Time frame: 1992

Funding: Ceres General Fund

Discussion

Potential land use conflicts may involve problems with noise, lack of privacy, odor, smoke, and dust. Land use conflicts may occur when commercial or industrial uses are located adjacent to residential uses or when high density residential projects are located next to low density projects. However, during the review of a project, certain conditions can be required to minimize anticipated conflicts. Examples of these conditions may include block walls, landscape buffers or building relocation or reorientation.

Policy

- 5.4.0 - Assist in the upgrading, maintenance, and improvement of the older and deteriorated existing housing stock.

Implementation Programs

- 5.4.1 - Utilize available funds to install needed street improvements in older residential areas (this is an ongoing and new program).
- 5.4.2 - Require dilapidated and unsafe buildings to be demolished or removed as required by the latest adopted Uniform Building Code (this is an ongoing program).
- 5.4.3 - Encourage medium and high density residential development in older and predominantly single family residential areas (this is an ongoing program).
- 5.4.4 - Establish a housing rehabilitation program (this is a new program).

Quantified objectives: 15 units to be demolished and replaced, 120 new units in older residential areas, 154 units to be rehabilitated

Responsible agency: City of Ceres

Time frame: 1992

Funding: State Local Transportation Funds, Community Development Block Grants for 5.4.1, City General Fund for 5.4.2, 5.4.3, and 5.4.4.

Discussion

There are several older residential areas in Ceres. These areas generally lack street improvements and consist of mostly older single family homes. Most of the deteriorated and dilapidated units in Ceres are located in these areas. These areas are generally zoned for medium and medium high density to encourage development. New construction will require street improvements. Consequently, the entire area will benefit as individual properties are improved. Money from the State Local Transportation Fund is presently used to improve the street. The city can also apply for state grants to receive funds for street improvements.

An average of 20 units per year have been built in older residential areas from 1980 to 1985. 120 new units should be built by 1992 if this average is maintained.

Dilapidated and unsafe buildings beyond repair must be demolished. It is estimated there will be a total of 7693 units in 1992 and 0.2% will be dilapidated. Therefore there will be 15 dilapidated units in 1992 that should be demolished. Because of the small amount, they don't need to be replaced. It is estimated that about 2.0% will be deteriorated which means 154 units will need to be rehabilitated.

GOAL

- 6.0 - MAINTAIN A BALANCED AND HEALTHY CITY-WIDE HOUSING STOCK THAT WILL PROVIDE ADEQUATE HOUSING CHOICE.

Policy

- 6.1.0 - Maintain a healthy vacancy rate for multiple family detached units.

Implementation Program

- 6.1.1 - Discourage the development of multiple family detached units with similar characteristics when the vacancy rate is 7% or greater after the regional housing need of 641 multiple family units are provided (this is a new program).
- 6.1.2 - Conduct a vacancy rate survey for multiple family detached units twice a year (this is a new program).

Quantified objective: This applies to all existing and new multiple family attached units

Responsible agency: City of Ceres

Time frame: 1992

Funding: Ceres General Fund

Discussion

The intent of this policy is to prevent the overdevelopment of multiple dwelling units. This can be accomplished by making sure the vacancy rate does not become too high. The concern with a high vacancy rate is that it can discourage housing development in general.

One way to monitor the vacancy rate is by conducting a survey. The survey shall identify the specific type of multiple dwelling units with a high vacancy rate. For instance, it is important not to discourage the development of multiple family projects for families with moderate incomes if there is an abundance of only multiple family units for families with high incomes.

Policy

6.2.0 - Provide a balanced inventory of housing types.

Implementation Program

6.2.1 - Maintain a City-wide housing type ratio of 70% single family dwelling units and 30% multiple family dwelling units (this is a new program).

Quantified objective: All new housing units after meeting the regional housing need.

Responsible agency: City of Ceres

Time frame: 1992

Funding: Ceres General Fund

Discussion

To meet the regional housing need of 1425 new units, Ceres must provide 641 or 45% new multiple family units. However, Ceres has historically maintained a City-wide housing type ratio of 70% single family units and 30% multiple units. After meeting the regional housing need of 641 new multiple family units, the City-wide housing type breakdown will be approximately 70% single family units and 30% multiple family units. If Ceres meets the regional housing need of 641 new multiple family units before 1992, Ceres should continue to maintain a City-wide housing type ratio of 70% to 30% rather than trying to achieve a city-wide ratio of 55% single family units to 45% multiple family units as required to meet the regional housing needs.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERES APPROVING
THE REVISED HOUSING ELEMENT OF THE CITY OF CERES GENERAL PLAN.

WHEREAS, the City of Ceres staff has prepared a Revised Housing Element to the City of Ceres General Plan, a copy of which is on file in the office of the City Clerk of the City of Ceres; and,

WHEREAS, the Planning Commission of the City of Ceres duly held a public hearing at its regularly scheduled meeting of June 2, 1986, for the purpose of considering the Revised Housing Element of the Ceres General Plan; and following said hearing the Planning Commission did duly make a certain findings and recommended to the City Council of the City of Ceres that the Revised Housing Element be adopted; and,

WHEREAS, the City Council of the City of Ceres duly held its public hearing at its regularly scheduled meeting of June 23, 1986, for the purpose of considering the recommendation of the Planning Commission of the City of Ceres; and,

WHEREAS, following said public hearing the City Council of the City of Ceres did make the following findings:

1. That this is the proposed draft Revised Housing Element of the Ceres General Plan.

2. That as one element of the General Plan, the Housing Element identifies the housing needs of the community and provides goals and implementation programs to meet the local and regional housing needs.

3. That the proposed draft revised Housing Element is a revision of the existing Housing Element adopted by the Ceres City Council in March 1980.

1 4. That the proposed draft Revised Housing Element
2 complies with state planning law as set forth in the California
3 Government Code. Specifically, this revised Housing Element is
4 consistent with Article 10.6 of the California Government Code.

5 5. That all public hearings for this draft revised
6 Housing Element have been properly advertised and noticed.

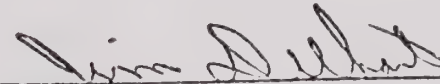
7 6. That the City Council concurs with the mitigated
8 negative declaration filed for this draft Revised Housing
9 Element.

10 NOW, THEREFORE, IT IS HEREBY RESOLVED by the City
11 Council of the City of Ceres that the Revised Housing Element of
12 the City of Ceres General Plan, a copy of which is on file at
13 the office of the City Clerk of the City of Ceres is hereby
14 approved.

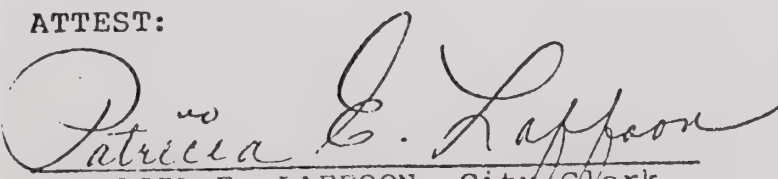
15 The foregoing resolution was introduced at a regular
16 meeting of the City Council of the City of Ceres held on the
17 14th day of July, 1986, by Councilmember McBride
18 who moved for its adoption, and said motion being duly seconded,
19 was upon roll call, passed and adopted by the following votes:

20 AYES:	COUNCILMEMBER	McKay, Sorlien, McBride, Mayor Delhart
21 NOES:	COUNCILMEMBER	None
22 ABSENT:	COUNCILMEMBER	Arrollo

23 APPROVED:

24 
25 JIM DELHART, Mayor

26 ATTEST:


 PATRICIA E. LAFFOON, City Clerk

SEAL IMPRESSED

State of California

OFFICE OF PLANNING AND RESEARCH

1400 Tenth Street, Room 121
Sacramento, CA 95814

FILED

1986 MAY 7 PM 1 25

NOTICE OF COMPLETION FORM

DAVID A. WURM, CLERK

Project Title

Draft Revised Housing Element

Project Location--Specific

City of Ceres

Project Location--City

Project Location--County

Ceres

Stanislaus

Description of Nature, Purpose, and Beneficiaries of Project

This is a proposed draft revised Housing Element for the City of Ceres. As one element of the Ceres General Plan, the purpose of the Housing Element is to identify the housing needs of the community and to provide goals to meet the local and regional housing needs.

This Housing Element is a revision of the current Housing Element adopted by the Ceres City Council in March 1980.

Lead Agency

Division

City of Ceres

Planning

Address Where Copy of EIR is Available

mitigated negative declaration

2720 Second Street, Ceres, CA 95307

Review Period

15 days or until May 22, 1986

Contact Person

Area Code

Phone

Extension

Paul Liu

209

537-8911

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: (Public Agency)
 City of Ceres

or
 X County Clerk
County of Stanislaus

FILED

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152
of the Public Resources Code. PM 3 49

Revised Housing Element

Project Title

N/A

Paul Liu

(209) 537-8911

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Telephone Number

City of Ceres

Project Location

Revised Housing Element to the Ceres General Plan.

Project Description

This is to advise that the City of Ceres
(Lead Agency or Responsible Agency)
has approved the above described project and has made the following determinations
regarding the above described project:

1. The project will, X will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant
to the provisions of CEQA.
Mitigated
 X A Negative Declaration was prepared for this project pursuant to the
provisions of CEQA.
Mitigated
The/EIR/ or Negative Declaration and record of project approval may be
examined at:
2720 Second Street
Ceres, CA 95307
3. Mitigation measures X were, were not, made a condition of the approval
of the project.
4. A statement of Overriding Considerations was, X was not, adopted for
this project.

Date Received for Filing 7/17/86

Paul Liu
Signature Paul Liu

Assistant Planner
Title

Revised January 1985

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